

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, October 12, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, October 12, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter and Paul Vernon. Gary Whelan was not in attendance. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:35 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission motioned and approved (Vernon/Todd) the Minutes of the September 14, 2005 meeting.

TGI FRIDAY'S -PAINTER'S CROSSING (Henderson)

Representing this applicant, Donald T. Petrosa, Esquire, introduced Joseph Hunt of Yerkes Engineering for discussion of this plan. Carlson Restaurants Worldwide, owner of TGI Friday's, proposes a 146 seat restaurant on the site of the former Zest Diner in Painter's Crossing Shopping Center. The diner (5,560 s.f.) will be demolished and replaced by a TGI Friday's (5,180 s.f.). There will be a reduction of 380 s.f. and four parking spaces. The impervious surface will remain the same.

During Mr. Hunt's explanation of this plan, it was explained that the HVAC equipment will be roof top mounted and screened. Mr. Jensen suggested that there will need to be a plan during demolition for staging of dumpsters and equipment. Mr. Todd expressed concern about the possibility that patrons may be dropped off on the access road in an attempt to use the side emergency exit door as an entrance. As a result, the landscape plan will be revised to show plantings along the access road side of the building to deter use of the emergency exit.

Mr. Petrosa led the discussion of the items in Kelly Engineers' October 12, 2005 review letter. It was suggested that some thought be given to any measures to improve the storm water run off on this site that would not burden the applicant, Mr. Hunt will discuss with Mr. Matson.

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JAVA GRANDE (Springwater Plaza)

Representing Java Grande, Mark Gordon presented a sketch plan for a drive-thru kiosk (8-1/2' by 16') to serve specialty drinks in the parking lot of Springwater Plaza. This site is served by public water and on-site sewer.

Mr. Jensen explained to Mr. Gordon that this plan would require a Zoning Hearing Board variance for setbacks and there is no basis for granting such a variance.

NOISE ORDINANCE

The Planning Commission discussed the suggested changes received from the Board of Supervisors. This Ordinance will be revised and the final will be submitted to the Board of Supervisors and our Solicitor for review.

ADJOURNMENT

Upon a motion and second (Todd/Vernon) the meeting was adjourned at

9:20 P.M.

Gail G. Force, Secretary